

1424

**OFFICE OF THE CUSTODIAN
JAPANESE SECTION**

To be completed by persons of the Japanese race having property in any protected area. The proper administration of this property requires such persons to give full particulars as requested in this form.

PERSONAL INFORMATIONNAME: TAKEUCHI FujitakaHOME ADDRESS: Bamfield, B. C.REGISTRATION NUMBER 12128 SEX: (M) AGE: 28OCCUPATION: Fisherman

(If any business or businesses carried on, state where, under what name and whether carried on by yourself or in partnership with anyone; if partnership, give partner's name.)

EMPLOYER: SelfMARRIED? YesNAME OF WIFE OR HUSBAND: Fusako 2630ADDRESS OF WIFE OR HUSBAND: Bamfield, B. C.NAMES OF ANY LIVING CHILDREN: Yoshikei, (F)ADDRESS OF CHILDREN: Bamfield, B. C.AGE OF CHILDREN: 1 year**STATEMENT OF ALL REAL PROPERTY** (Each parcel must be mentioned and particulars given)

1. LOCATION AND DESCRIPTION: Lot 10 No. 1 of section 20 Tp.
Map 3770 Barklay

2. BUILDINGS AND OTHER IMPROVEMENTS: 4 room bungalow Wooden frame
Bamfield, B. C.

3. INSURANCE (Give particulars; state where policies are) None

4. TAXES (Amount and where payable) \$10.00 paid for 1941 at Port Alberni

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed) None

6. OCCUPANCY AND LEASES (If vacant so state) None

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: Held in his baggage
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: None
9. IF FARM LAND STATE CROPS SOWN None

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: Refer to page 1 section 1
2. LANDLORD'S NAME AND ADDRESS: None
3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: None
4. STATE WHEREABOUTS OF LEASE: None
5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid)
None
6. IF FARM LAND, PARTICULARS OF CROPS SOWN: None

STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS:
household and personal affects as per attached list submitting also
address of storage
2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS
None
3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY None

HASTINGS PARK

F. Takeuchi

Located at Island Freight

~~Goods shipped March 19th to Port Albernie to Vancouver, B. C.~~
Via Island Freight

Vancouver - B. C.

1 wash tub, board	\$ 5.00
cooking utensils	25.00
1 mattress	15.00
2 clothes bags, alarm clock blankets etc.,	40.00
2 boxes china ware	5.00
2 sacks rice	15.00
1 box vinegar, rubber boots	6.80
1 carton canned lard	2.00
1 can sugar, also tea	2.00
1 box canned goods	6.00
1 box groceries	5.00
1 box china	5.00
1 carton groceries	5.00
^{tub} 1 tiled misc	1.00
^{cut} 2 tiled say	5.00
1 wicker basket (2 dress, mens clothing)	50.00
	<u>193.80</u>

Inventory on goods still at Bamfield house Bamfield, B. C.

1 singer machine	\$ 50.00
1 kitchen stove	60.00
1 heater	5.00
1 gas lamp	5.00
1 bedstead and spring	20.00
tools	40.00
miscellaneous: rope, barometer, trolling gear	95.50
	<u>287.50</u>

12/28

4. INSURANCE CARRIED ON ABOVE PROPERTY: None

5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF
OTHERS: None

6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom)
None

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)
\$25.00 in War Savings Certificates in own possession

8. BANK ACCOUNTS: Royal Bank of Canada at Stevenston \$150.00 (savings)

9. LIFE INSURANCE: \$1000 policy with Sun Life (policy # unavailable)
803 Royal Bank Building Vancouver, B. C. (policy # unavailable)

10. INTEREST IN ANY ESTATES OR TRUSTS: None

11. SAFETY DEPOSIT BOX: None

LIABILITIES:

1. PERSONAL DEBTS: None

2. TRADE DEBTS: None

REMARKS: purchased a boat of \$2100 from Mr. Nakadei of which
\$600.00 has been paid with a balance of \$1500 as yet unpaid
and outstanding. Located at P.O. Box 20 Stevenston, B. C.

I certify that the above information is true and complete and fully discloses all my property of every description in any protected area in British Columbia and sets forth all my liabilities direct and indirect.

Dated this 21st day of March 1942.

(Signature) F. Takuchi

Witness

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

DATE July 8th, 1943.

Our File No. 1424.

Full Name Fujitaka TAKEUCHI.
(Surname in Block Letters)

Registration No. 12128. ☒ Male - ☐ Female
(Check)

Age Oct. 1, 1913.

Former Address Ranfield, B. C.

Date Evacuated Mar. 26, 1942. Naturalized - ☒ Canadian-Born - ☐ National
(Check)

Present Address Lawson's Ranch, Grand Forks, B. C.

Apex 2/46 = RR #1, Grand Forks, B.C.

☒ Married - ☐ Single
(Check)

Name of Wife (nee) UEYAMA, Fusako - #11985.

Name of Husband ---

Name of Mother (nee) NISHIHAMA, Yoshino
(Dec'd.)

Name of Father Rinzo - deceased.

Names of Children under 16 ---

Kumiko (F) Japan; Yoshiko (F) 4 mos. - with mother.

Requested by Pat Hodgson.

Registered with Custodian Yes.

(Yes or No)

Additional Information Fisherman. Boat "Sea Flash" #2750 N.W.

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REAL PROPERTY SUMMARY

Catalogue No. 504.

File No. 1424.

Name: Fujitaka TAKEUCHI.

Reg. No. 12128.

Address: Grappler Creek, Bamfield, B. C.

Legal Description: An undivided 1/3 interest in Lots 10, 11, 12 and 13, of Section 20, Township 1, Barclay District, Plan 3770.

Classification: 4-room Bungalow (about 20 yrs. old) on piling.

Registered in the name of: FUJITAKA TAKEUCHI.

State of Title: Clear.

Title (No. 116510-I) received from owner on:

app. 10/8/1946 v. 4/4/46.

Sold to: Mrs. DOROTHY JEAN EAGER for \$1100.00 Cash (including balance of two-thirds interest under Certificate of Title No. 79214-I).

As at: September 22nd, 1944.

Assessed Value (1944) \$2400.00
Appraised " (1944) \$ 700.00

Title (No. 158116-I) amalgamating all 3 interests, delivered to Haldane & Campbell, Barristers and Solicitors, on: February 27th, 1946.

Net proceeds (\$1,138.55) released to credit of Fujitaka TAKEUCHI, Heijiro HIRAKA and Iwakichi MAEDE, Dec'd. (Joint Account 1424, 1556 & 13760) on: February 14th, 1946.

Completed sales statement sent to Fujitaka TAKEUCHI on: October 15th, 1946.

Chattels: Some included in sale of Real Property (see Memo of Oct. 3/46).

Insurance: None.

Administration: This property consists of 4 lots situated near the head of Grappler Creek, a short distance, by water, from the Cable Station at Bamfield. Much the best building on the property was erected by Heijiro HIRAKA, File 1556 (half owner of "an undivided two-thirds interest" in above property under C/Title No. 79214-I). This dwelling was rented from time to time, first @ \$15.00 and latterly @ \$10.00 per month. The other dwelling, poorly built and in very poor condition, belonged to Fujitaka TAKEUCHI. It was rented, from Mar. 1/44, @ \$5.00 per month, the tenant, who eventually became the purchaser, undertaking to make the building habitable. The remains of another building, situated on the hill back from the water, was, when inspected in July, 1944, in the last stage of deterioration, ready to collapse. Iwakichi MAEDE was said to have committed suicide, by hanging himself there.

The above summary is certified to be in accordance with the information on file.

16th October, 1946.

[Signature]

RGB/P.

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PERSONAL PROPERTY SUMMARY

File 1424.

Fujitaka TAKEUCHI

Reg. No. 12128.

This 28-year old Canadian-born Fisherman, from Bamfield, B. C., signed a Custodian "JP" declaration form on the 21st March, 1942. He was evacuated on the 26th March, 1942.

His wife, Fusako (File 2630) signed a Custodian "No Property" card on the 31st March, 1942. She was evacuated on the 19th May, 1942.

Real Property: See Real Property Summary, dated 16th October, 1946, for particulars of one-third interest in Bamfield property (Cat. 504) sold (Sept. 22/44) for \$1100.00 Cash

Liabilities: See Liabilities Summary, dated 2nd November, 1946.
20th December, 1946

Personal Property: See Chattels Schedule, dated 2nd November, 1946, for particulars of chattels disclosed in file.

Specified Articles: See Fishing Vessels Summary, dated 27th June, 1944, for particulars of Fishing Vessel, "Sea Flash", sold (Sept. 12/42) for \$2,950.00, net proceeds (\$2,843.65) paid to wife, Fusako, File 2630, at husband's request, on Nov. 22/42.

Bills Receivable: Refund of transportation expenses in connection with delivery of F.V. "Sea Flash", was collected by this office (Apr. 10/44) and credited to this account, in the sum of \$12.25.

Bonds, Shares, etc.: War Savings Certificates (\$25.00) declared to be in owner's possession, did not come under the administration of this office.

Bank Accounts: Declared a balance of \$150.00 in Royal Bank of Canada, Steveston, which did not come under the administration of this office.

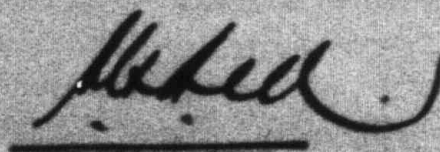
Life Insurance: A Sun Life Insurance policy for \$1000.00, declared by evacuee, remained in his possession and did not come under the administration of this office.

Funds: There is a credit balance of \$412.28 in this account at the present time.

There is no other personal property interest in this file.

The above summary is certified to be in accordance with the information on file.

2nd November, 1946.



LIABILITIES SUMMARY

File 1424.

Fujitaka TAKEUCHI

Reg. No. 12128.

\$1500.00 "Mr. Nakadei" (Shinichi NAKADE, File 9062). Declared
by witness Mar. 21/42 as being outstanding balance of
cost (\$2,100.00) of boat. Creditor reported (Nov. 27/46)
that this debt had been settled in full.

There are no other claims recorded in this file.

The above summary is certified to be in accordance with the information on file.

20th December, 1946.

[Signature]

MEM/P.

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CHATTLES SCHEDULE

File 1424.

Fajitaka TAKEUCHI.

Reg. No. 12128.

(*JP* Form: Mar. 21/42).

(Inventoried: June 17/42).

(Evacuated: Mar. 26/42).

JP Form (Mar. 21/42):

	Shipped	Sold	Stored	Remarks
(1) Wash tub and Board	19/3/42			Shipped by Owner.
(2) Cooking utensils	19/3/42			
(3) Mattress	19/3/42			
(4) Clothes Bags (2), alarm clock, blankets, etc.	19/3/42			
(5) Chinaware (2 boxes)	19/3/42			
(6) Rice (2) sacks	19/3/42			
(7) Box (vinegar, rubber boots)	19/3/42			
(8) Carton (canned goods)	19/3/42			
(9) Sugar (1 can); Tea (1 can)	19/3/42			
(10) Canned goods (1 box)	19/3/42			
(11) Groceries (1 box)	19/3/42			
(12) China (1 box)	19/3/42			
(13) Groceries (1 ctn.)	19/3/42			
(14) Rice (1 tub)	19/3/42			
(15) Soy (2 tubs)	19/3/42			
(16) Wicker Basket (clothing)	19/3/42			
(17) Singer sewing machine		(35)		(24) } Left in house at Banfield.
(18) Kitchen stove	(40)			
(19) Heater				
(20) Gas Lamp	(39)			
(21) Bedstead and Spring		(30)		
(22) Tools				
(23) Rope, Barometer, Trolling Gear				(34) } (46) & (49)

Agent's Inventory (June 17/42).

(Confirmed by Owner Oct. 16/42):

(24) Heater and Stove Pipe			No value
(25) Wash tub and Rubber Mat			No value
(26) Kitchen Chairs (2)	(A)		
(27) Square table	(A)		
(28) Curtains (2)			No value
(29) Furs			No value
(30) Bed, Spring & Mattress	(A)		
(31) Small Table			No value
(32) Oil Lamps (2)			No value
(33) Small Cupboard			No value
(34) Tools (1 box)			Missing
(35) Singer sewing machine	(A)		
(36) Old Clothes (not packed)			Destroyed

(Over)

CHATELS SCHEDULE...Page 2.

File 1424.

<u>Agent's Inventory (June 17/42):</u>	<u>Shipped</u>	<u>Sold</u>	<u>Stored</u>	<u>Remarks</u>
(37) Crosscut Saw				No value
(38) Broom and Dust Pan				No value
(39) Gas lamp	29/5/43			
(40) Kitchen range (new)	29/5/43			
(41) Dishes, pots and pans				No value
(42) Table bench				No value
(43) Quart sealers (1 case)				Missing
(44) Tools, crocks, oil containers				No value
(45) Firewood (approx. 2 cords)		17/6/42		
(46) Fishing Gear (sundry)				
(47) Compass (4")				} Delivered to Navy by H. G. Hinton.
(48) Weather glass (5")				
(49) Weather glass with thermometer				

E. & O. E.
2nd NOVEMBER, 1946.

[Signature]

RGB/P.

NOTE: (A) - These articles were included in sale of real property (Cat. 504) at a separate valuation (by William Burnip, Auctioneer and Appraiser), of \$52.00.

The comments in "Remarks" column (24-49) were made jointly, on the spot, by William Burnip and H. F. Green in July, 1944. Original attached to Chatels Memorandum dated Nov. 20/44.

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SUMMARY TAKEN FROM VESSELS RECORDS

Date: June 27, 1944

Name: TAKEUCHI, Fujitaka

Reg. No. 12128

File: 1424

Boat File No.: JFVDC878

Name of Vessel: "Sea Flash" 36'x9'x4'6" (1940) Chrysler 97 HP

Lic. or Reg. No.: New Westminster 2750

Naval No.: NW.028-L

Owner's Valuation: \$2,500.00

JFVDC Valuation: None

LLOYD'S VALUATION: \$2,950.00

Custodian Valuation: None

Date of Sale: Requisitioned - Invoiced Sept. 12, 1942

Purchaser: Dept. of Munitions & Supply (Naval Service)

Signature on Sales Papers: H. Fukayama, Att'y for Fujitaka TAKEUCHI

Selling Price: \$2,950.00

Paid to JFVDC ~~as Custodian~~: 2,950.00

Supervision Costs: 44.50

Balance due Owner: 71.85 - Repairs chargeable to vendor
2,843.65

Paid to: Mrs. Fusako TAKEUCHI (Wife) on authority of
Fujitaka TAKEUCHI, Nov. 22, 1942

Location of Boat at Sale: New Westminster

Claims Against Canadian Govt.: None

Additional Information:

Mathison
Nov 6/46

17th June 1942.

Office of the Custodian,
506 Royal Bank Building,
VANCOUVER, B. C.

Attention Mr. C. L. Drewry.

Dear Sir:

re: Fujitaka Takeuchi. Registration No. 12128.
My File No. 5.

In accordance with your instructions I have investigated and taken control of the property of the above man as recorded on his registration form as follows:

Real Property:

"Lot 10, NE $\frac{1}{4}$ of Section 20
Tp. Map 3770, Barklay."

"4 room bungalow, wooden frame,
Bamfield, B. C."

Personal Property:

"Household and personal effects
as per attached list."

In connection therewith I have to report as follows:

Location:

The property is situated about a mile from the Cable Station at Bamfield, B. C., on the east side of a small inlet. The locality is known as Greppler Creek. It is an isolated spot and accessible only by boat from Bamfield. There are a few other white fishermen living nearby who are property holders or squatters. A rough plan showing all the Japanese houses and the reference number to this house is attached to my report on Yoshio Mariiwa, Registration No. 12153, My File No. 74.

Ownership:

Land and Buildings:

Land:

The house is erected on the foreshore on one of the following lots:

Lots 10 - 13, Sec. 20, Tp. 1, Barclay District, Map 3770.

According to the records of the Land Registry Office, Victoria, Fujitka Takeuchi is the registered owner of one-third interest in four lots, and that Heiji Hiraoka and Iwakichi Maeda are the registered owners of the other two-thirds. The Provincial Assessor's office, Alberni, B. C., advises as follows:

Land assessed for \$ 400.00

Improvements assessed for \$ 250.00.

Size - 375' x 160'.

Taxes have been paid for 1942.

The rocks at the rear of the building are steep and there is very little cleared space available for garden purposes.

Assessment:

A copy of a letter from the Provincial Collector's office, Alberni, B. C., is attached.

Building:

This is a four-roomed bungalow, construction wood frame, no brick chimney, built on piling on the foreshore, no water piped into the house. Outside woodshed and privy. Landing wharf. The house is about twenty years old, condition fair. Might rent for \$5.00 a month if a tenant could be found who would live in the locality. The approximate selling price of the house and lot should be between \$200.00 to \$300.00.

There is not much demand from Bamfield residents for houses in this locality and local fishermen would pay very little rent for a house of this type.

Ownership:

Land and Buildings:

Caretaker:

I enclose copy of a letter from Mrs. Andersen dated 8th June 1942 regarding her appointment as caretaker, also a copy of the document to which Mrs. Andersen refers.

Personal Property:

I attach a detailed inventory of the contents of this house as at the date of my inspection. The items enumerated in the registration form are included in my inventory.

Insurance:

The building is not insurable as there is no brick chimney.

Liabilities:

None are recorded.

Special Action Taken:

A special search was made around these premises to look for fishing boat equipment which might have been removed from boats and not placed in safe storage at the time of the evacuation. No gurdies were found on these premises.

Perishable Properties Realized:

There were approximately two cords of wood cut and stacked in a shed close to the water's edge. This wood was sold for \$6.00 and the amount has been remitted to you.

Removed to Storage:

- 1 4" Compass
- 1 5" Weather Glass
- 1 5" Weather Glass with Thermometer.

These articles were subsequently delivered to the Navy and I hold their receipt.

Recommendations:

I recommend:

1. That Mrs. Andersen be appointed agent and caretaker.
2. That she be instructed to endeavour to find a tenant to occupy the house at a nominal rental.
3. That if the house is vacant for any length of time the contents be moved to drier storage.

Yours faithfully,

H. G. Hinton

HGH:LMB

Enclosure:

FUJITAKA TAKEUCHI

CONTENTS OF HOUSE AT CHAPPLER CREEK INVENTORIED

BY H. G. HINTON AS AT 8th MAY 1942

Room No. 1:

Heater and stove pipe, "Good Cheer", rusted
Wash tub and rubber mat
2 Kitchen chairs
1 Square table
2 Curtains
Form

Room No. 2:

Bed, spring and mattress
Small table
2 Oil lamps
1 Small cupboard
1 box Tools

Room No. 3:

1 Sewing machine, Singer
Old clothes, not packed
1 Crosscut saw
Broom and dust pan

Kitchen:

Gas lamp
Kitchen range, comparatively new

Kitchen Utensils:

Dishes, pots and pans, table bench, etc.

Storage Cupboard:

1 cs. Quart sealers (new)
Tools, crocks, oil containers, etc.

Shed:

Approximately 2 cords of firewood (sold)
Sundry fishing gear

.X. Boat Equipment:

1 Compass, 4"
1 Weather glass, 5"
1 Weather glass, 5", with thermometer

.X. Delivered to the Navy.

Copy of letter from Mrs. A. Andersen dated 8th June 1942.

Bamfield, B. C.,
June 8, 1942.

H. G. Hinton, Esq.,
Bank of Toronto Building,
Victoria, B. C.

Dear Sir:

In reply to letter received dated May 28th.

I have enclosed copy of paper signed by Japanese as requested. The fifth house (House No. 5) - the owner was coming over, but as the boat came in so early he had no time. My daughter, seventeen years, went over to say goodbye and the owner of House No. 5 told her to tell me to look after his house the same as I was going to look after other Japanese houses.

Yours truly,

(Sgd) Mrs. A. Andersen.

The following is the "copy of paper" to which Mrs. Andersen refers in her letter:

Bamfield, B. C.,
March 5, 1942.

To Whom it May Concern:

This is to certify that Mr. and Mrs. Axel Andersen are taking care and looking after our homes and property, and has the Right to stop anyone from interfering with same or anything on same.

By Orders of below Signatures:

(Signed by)	H. Hiroky	House No. 4
(Signed by)	Y. Kawaguchi	House No. 2
(Signed by)	I. Kakuichi	House No. 3
(Signed by)	Y. Mahiwa	House No. 1

This is a copy of paper signed by Japanese owners of property in Grappler Creek, Bamfield, B. C.

(Sgd) Mrs. A. Andersen.

Copy of Letter
from
Provincial Collector's Office, Alberni, B. C.

June 10, 1942.

H. G. Hinton, Esq., C.A.,
Representative of the Custodian
of Japanese Property,
Bank of Toronto Building,
VICTORIA, B. C.

Dear Sir:

re: Heijiro Hiraoka - Folio #32.

I am in receipt of your letter of the 5th instant with respect to properties in the name of the above but who, together with Iwakichi Maede of Bamfield, B. C., are title holders to the extent of "undivided 2/3 interest in Lots 10, 11, 12 and 13 of Section 20, Tp. 1, Plan 3770, Barclay District", Indefeasible Title number 79214-I, and for which you request particulars concerning same.

The assessed value of land is \$100.00 per Lot or a total of \$400.00, improvements on Lot 10 \$250.00 but during a recent inspection of the property it was learned there is a seven-room house of one and one-half storey construction which was built since the previous inspection of 1939 and is valued at \$2000.00, being located on Lot 12, so that the total improvements would amount to \$2250.00 or a total assessed value of land and improvements of \$2650.00.

In view of the additional improvements found on the recent inspection will necessitate a supplementary assessment to show the amount of taxes levied on the 2/3 interest and will amount to Improved Land Tax \$17.66 and School Tax \$10.97 or a total of \$28.63. We will send you a copy of Notice of Assessment in the course of the next few days. Taxes are owing for the current year only.

With regard to the size of the Lots I might say that Lots 10 and 11 are ninety-nine feet by one hundred sixty feet, Lot 12 ninety-nine feet by one hundred ninety-eight feet, Lot 13 eighty-four feet by one hundred fifty feet and run lengthwise from the road to highwater mark.

Yours truly,

(Sgd) W. Harry Boothroyd,

Provincial Collector.

RS/BT

25th June 1942.

Office of the Custodian,
508 Royal Bank Building,
VANCOUVER, B. C.

Attention Mr. C. L. Drewry.

Dear Sir:

Supplementary Report on Fujitaka Takeuchi.
Registration No. 12128.
My File No. 5.

I desire to amend the recommendation made in my report dated 17th June 1942. Recommendation No. 1 in this report should be deleted and the following inserted:

That Mr. John Jennet--a neighbour living close by--be asked to act as caretaker.

Yours faithfully,

H. G. Hinton
H. G. H.

DPB:LMS

1424, 1956, 19760

August 24th 1945.

MEMORANDUM.

To: Mr. Shears,

From: Ian Macpherson.

Re: Lots 10-13, Sec. 20, Twp. 1,
Barclay District, Map 3770.

A one-third (1/3) interest in this property is in the name of FUSITAKA TAKEUCHI and a two-thirds (2/3) interest in HEIJIRO HIRAKA and IWAKICHI MAEDE, Deceased.

We have filed an application to Transmit the one-third interest of MAEDE to V.A. Ackland, Official Administrator at Port Alberni who will convey the MAEDE one-third interest direct to the purchaser, Mrs. Dorothy Jean EAGER.

Attached are Transmissions of the HIRAKA interest and of the TAKEUCHI interest to the Custodian and a Deed covering these two interests to Mrs. EAGER. Will you please forward these documents for execution.

The Certificate of Title of the two-thirds interest in the names of HIRAKA and MAEDE is believed to be in the possession of HIRAKA. We have requested him to send this Certificate to us five times since January 4th and as he has not produced this Title, the Registrar has agreed to cancel it under Section 134, Land Registration Act when we submit the Transmission.

IM:ML
Atch.

February 4th, 1946.

MEMORANDUM

To: The File,

From: Ian Macpherson.

Re: Iwakichi MAEDE (deceased)
 Heijiro Hiraoka, Reg. No. 12073
Fujitaka Takeuchi, Reg. No. 12128

Lands:- Lots 10, 11, 12 and 13, of Section 20, Twp. 1, Barclay District, Plan 3770.

An undivided two-thirds interest in the names of Heijiro HIRAKA and Iwakichi MAEDE. Indefeasible Title No. 79214-I. No encumbrance.

An undivided one-third interest in the name of Fujitaka TAKEUCHI, Indefeasible Title No. 116510-I. No encumbrance.

The Maede Estate

Iwakichi Maede died on the 14th of March 1933, leaving a son, Yuzura, born 16th February 1932, by Sueko Saitoo. No information as to the present whereabouts of either Sueko Saitoo or the son Yuzura could be obtained.

On application of Gordon McL. Campbell, barrister, of Port Alberni, Mr. W.A. Ackland, Official Administrator, Port Alberni, was issued Letters of Administration of the Maede Estate. To permit this the vesting of the Hiraoka interest, 19th April 1943, was vacated and subsequent to the filing of the Letters of Administration, the interest of Hiraoka was re-vested by filing 53717 on 10th August 1945.

On our application to transmit the interest of Iwakichi Maede, deceased, the Registrar issued Certificate of Title No. 154854-I in the name of William Adolphus Ackland, as administrator of the estate of Iwakichi Maede, deceased.

In his capacity as administrator, Mr. Ackland executed and forwarded to the Custodian a deed of this interest in favor of Dorothy Jean Eager, of Victoria. This deed was merged and filed concurrently with Transmission of the two remaining interests of Hiraoka and Takeuchi, and, C. of T. covering all interests was issued as No. 158116-I in the name of Dorothy Jean Eager.

In connection with the above procedure it transpired that the C. of T. in the names of Maede and Hiraoka was in the possession of Hiraoka, and as Hiraoka refused it, a notice dated 12th September 1945 by the Registrar, under Section 134 of the Land Registry Act, was served on Hiraoka. On the expiration of the Statutory, 21 days, no objection having been entered, the Registrar proceeded to issue title in the name of the Official Administrator.

The Hiraoka and Takeuchi interests:-

These having been vested by filings 55717, 10th August 1945, and 51780, 18th January 1944, respectively, were transmitted to the Custodian and deeded

(over)

Catalogue No. 504
Files Nos. 1424, 1556 & 13760
Grappler Creek, Banfield, B.C.
10-13/20/1/3770

February 14, 1946.

DOROTHY JEAN EAGER
(purchaser)

In account with: The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(As at September 22, 1944)

	DEBIT	CREDIT
Purchase price	\$1,100.00	
Cheques received		\$1,100.00
Registration fees on deed - \$1100.00	9.20	
Insurance premium \$24.25 (Ex. 25/6/45) - 276/1095 of \$24.25	6.11	
Insurance premium \$24.25 (Ex. 25/6/48) - Full premium	24.25	
Purchaser's proportion of 1944 taxes paid - 101/365 x \$38.45	10.64	
1945 taxes paid in full	20.45	
Balance owing by purchaser		70.65
	<u>\$1,170.65</u>	<u>\$1,170.65</u>

BALANCE OWING BY PURCHASER \$70.65

Catalogue No. 504
Files Nos. 1424, 1556 & 13760
Grappler Creek, Bamfield, B. C.
10-13/20/1/3770
Certificate of Title No. 158116-I

Control of the above described property is by me hereby acknowledged and
I agree that all adjustments and incidents in connection with the sale to
me of this property have been settled.

Dated at Victoria B. C., this 22nd day of February, 1946.

Signed Donald J. Eager

Return to the Custodian

1424, 1556 & 13760.
Cat. No. 504.

October 15th, 1946.

Mr. Fujitaka TAKEUCHI,
Registration No. 12128,
P. R. No. 1,
Grand Forks, B. C.

Mr. Heijiro HIRAKA,
Registration No. 12073,
Tasluu, B. C.

Mr. W. A. Ackland,
Administrator of the Estate of
Iwakichi MAEDE, Deceased,
Port Alberni, B. C.

Dear Sirs:

Re: Lots 10, 11, 12 and 13 of Section 20, Township 1,
Barcelay District, Plan 3770.

Final adjustments in connection with the sale of the above property having been made, we enclose a complete statement of the transaction showing the net amount (\$1,138.55) passed to the credit of the Joint Account in which the property was carried.

We also enclose our Accounting Department's statement of the Joint Account, including the above entry and showing a credit balance of \$1,213.10, which has been treated as follows.

The above property having been advertised for sale, under our Catalogue No. 504, as Land, 2 Dwellings, and Furniture on the premises, it became necessary to have the Chattels included in the sale appraised by an independent appraiser. This was done on July 18th, 1944, by William Burnip, Auctioneer of Port Alberni, with the following results:

\$ 98.00	value of Chattels belonging to Heijiro HIRAKA, File 1556
\$ 52.00	value of Chattels belonging to Fujitaka TAKEUCHI, File 1424
<u>\$ 19.00</u>	value of Chattels belonging to Yoshio NARIWA, File 1/497
\$169.00	transferred to individual Personal Accounts concerned.

The above transfers reduced the balance of the Joint Account from \$1,213.10 to \$1,044.10, and this balance has now been transferred as follows, and the Joint Account closed:

(Over)

STATEMENT RE SALE OF:

Catalogue No: 504.

Street Address: Banfield, B. C.

Legal Description: 10-13/20/1/3710.

Fujitaka TAKEUCHI, #12128
Name: Heijiro HIRAKA, #12873
Iwakichi HANDE, Deceased.
File No: 1424, 1556 & 13760.

Date of Sale and Adjustments September 22nd, 1946.

Sale Price

\$ 1100.00

~~Real Estate Agents Commission~~

0

Charge for Valuation

7.50

Charge for Advertising

4.00

Land Registry Office Transmission Fee

11.40

Encumbrances:

~~Mortgage~~

~~Mortgage~~

~~Interest on Loan~~

~~Other Charges~~

Adjustments:

Fire Insurance

{ 6.11

Taxes

{ 24.25

~~Interest~~

{ 10.64

{ 20.45

22.90

\$ 1161.45

Net Proceeds credited to your ^{Joint} account

\$ 1138.55

Date: ... October 15th, 1946.

Compiled by: ... Mr. Geo. Peters.

THE CUSTODIAN
DEPARTMENT OF THE SECRETARY OF STATE
VICTORIA BLDG., 7 O'CONNOR STREET
OTTAWA, CANADA

THE CUSTODIAN
REGULATIONS RESPECTING
TRADING WITH THE ENEMY (1939)

FORM "D"

Ref. No. : **San Life Assurance**
From the : **Insurance**
Company : **of Canada**
Date of Discovery : **May 1942**

Particulars of Life Insurance Policies and Annuity Contracts on Life of an Enemy

N.B. Separate forms should be used for each policy
or annuity contract for each "enemy"

Policy No.	2,172,594	Date of Policy (i.e., due date of first regular premium)	Dec. 5, 1933
Life Insured	- Name Fujitaka Takeuchi Born Oct. 1, 1913 Address Banfield, B.C.	Plan of Policy	20 year endowment
		Sum Assured or Amount of Annuity	Can. \$1,000.
Owner - if third party insurance	- Name - Address -	Premium - Amount	Can. \$25.86
		How Payable	half-yearly
		Due Dates	June 5th, Dec. 5th.
Beneficiaries	- Names Yasutaro Nakada Addresses - Relationship to uncle Life Insured	Policy Loans (automatic or otherwise)	-
		Approximate Cash Value, if any, including dividends, after deducting all policy indebtedness	Can. \$333.09
Record of Current Assignments (other than to company for policy loan)	-	Nature of Automatic Non-forfeiture Provision	Automatic premium loan.
- give names and addresses -		Approximate Cancellation Date under Automatic Non-forfeiture	will carry to maturity.

Special Notes:

File these please
✓

LIST OF FISHING EQUIPMENT, COMPASSES, ETC.,
REMOVED FROM HOUSES OR FOUND AT GRAPPLER CREEK
AND BAMFIELD CREEK BY H. G. HINTON, AND PLACED
IN STORAGE AT JOHN OSTROM'S MACHINE SHOP,
BAMFIELD, SUBSEQUENTLY DELIVERED TO THE NAVY.

Japanese Owner

TAKEUCHI, Fujitaka

1424

Particulars of Properties Turned Over

- 1 4" Compass
- 1 5" Weather Glass
- 1 5" Weather Glass with thermometer

1556, 1732 & 1424

August 25, 1942

Mr. R. C. Phippard,
Bamfield, B. C.

Dear Sir:

Re: Japanese Properties at Grappler Creek

We herewith confirm your appointment as our agent to handle and attend to the rental management of the houses and to look after the personal effects of the below-mentioned Japanese who formerly resided at Grappler Creek.

Fujitaka TAKEUCHI	File No. 1424
Heihiro HIRAOKA	1556
Yoshikazu KAWAGUCHI	1732
Yoshio Nariwa (Internee)	497
Iwakazu KAKIUCHI (Internee)	565 & 792
Mrs. Yoshigoro (Rin) KAWAGUCHI	6803

You will note that Yoshio Nariwa and Iwakazu Kakiuchi are Internees and any correspondence concerning them should be addressed to the Custodian of Enemy Property, 501 Royal Bank Building.

We would ask you to use your best efforts to rent these houses, reporting and remitting to this office monthly all rentals received; we enclose a supply of forms for making these reports. Please quote our file number and write a separate letter in connection with each Japanese' affairs.

We have written a Mrs. Nigel Elliston authorizing her to take possession of Heihiro Hiraoka's house (our File No. 1556), at a rental of \$15.00 per month. Kindly advise us if you consider this a fair rental.

Mr. R. C. Phippard

(2)

August 25, 1942

Our agent, Mr. H. G. Hinton of Victoria, states that the inventories of each house should be re-checked and a report made of any differences; in this connection we are asking our Protection Department to forward you inventories of the personal effects of the various houses.

Mr. Hinton also states that it might be necessary to move some of the contents of the other four houses to the attic of Hiraoka's house to prevent damage now that the rainy season is close at hand. Arrangements should be made to occasionally put on a fire in each of the houses in order to prevent them from getting too damp during the winter months.

Yours truly,

F. G. Shears
Assistant Manager

ODM/GH

Enc.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
OCT 21 1942

File: 1424
Name: TAKEUCHI, Fujitaka
Reg. No.: 12128

October 8th, 1942

INVENTORY OF CHATTELS REMAINING

AT

GRAPPLER CREEK, B.C.

Room No. 1:

Heater and stove pipe,
"Good Cheer", rusted
Wash tub
2 kitchen chairs
1 square table
2 curtains
form

Room No. 2:

Bed, spring
Small table
2 oil lamps
1 small cupboard
1 box tools

Room No. 3:

1 sewing machine, Singer
Old clothes, not packed
1 crosscut saw
Broom

Kitchen:

Gas lamp x
Kitchen range, com-
paratively new x } x-1/2 27-5/8

Kitchen Utensils:

Dishes, pots and pans,
table bench, etc.,

Storage Cupboard:

1 cs. quart sealers (new)
Tools, crocks, oil
containers, etc
1 hoe
1 rake
1 sledgehammer
1 shovel

This represents all my chattels remaining in any pro-
tected area of British Columbia.

Confirmed:

DATE: October 16, 1942... SIGNED: Fujitaka Takeuchi

Please sign and return one copy to the Custodian.

Pamfield BC
29th May 1943

H. J. Green Esq
Protection Dept
Vancouver B.C.

EVACUATION SECTION	
Rec'd	MAY 31 1943
File No.	
Ans.	MA
Referred	Green

Re Tunitaka Takeuchi File 1424

Dear Sir,

I have acted on the instructions set forth in your communication of 22nd inst with reference to the shipping of a kitchen range & gas lamp. They go forth tonight per Maquenna with bill of lading to the BC Security Commission, also the apc for crating & transportation at Pamfield.

The above have been forwarded for the attention of Mr Fisher.

Sincerely yours
R. C. Phipps

Bamfield B. C.

P. G. Shears Esq.

Agent Manager.

Japanese properties.

Vancouver.

10th DISTRICT	
JAN 19 1944	
Rec'd	1424
File No.	
Ans.	
Returned	

Dear Sir.

8/1424 I have an offer of \$200 for the land and house of one Fujitaka Takeuchi and I strongly recommend that same be accepted and that quickly for the following reasons.

1. The house is deteriorating rapidly.
2. The roof is leaking badly.
3. The ceilings and walls are buckling owing to the damp despite the fact that I keep a fire in it as often as possible.
4. The supporting posts which are in the water at high tide are practically rotted away and the house shows signs of toppling into the sea.
5. It would take an expenditure of \$100 to put it in any shape to be secure.
6. If the Government don't act quickly they will have a lot of expense to meet.

I have on several occasions drawn the Custodian's attention to the rotten condition of the posts supporting all the houses with the exception of Heijiro Hirakawa's, but no action seems to have been taken.

I am still waiting for a reply to the offer of \$400 for the house and land of Kawaguchi Yoshikazu, see letter of March 23rd 1943 from Mr H. F. Green, files 6803, 3075, 1732.

I shall be glad of an early reply and I suggest that you should send one of your men down to inspect the properties otherwise there will probably be trouble later on.

Faithfully yours.

8/1424 "undivided 1/3" Lands Imp. \$132 \$999
1386 } "undivided 2/3" \$268 \$1400
(total) 13960 } \$400 \$2200
Lots 10, 11, 12 & 13, Sec. 20, Plan 3770.

1424 & 1732.

January 25th, 1944.

Mr. R. G. Phippard,
Banfield,
B. C.

Dear Sir:

Re: Fujitaka TAKEUCHI - Reg. 12128.

We are in receipt of your letter of the 16th instant passing on an offer of \$200.00 for "land and house" of above Evacuee, and your reasons for recommending acceptance are noted.

As advised you on 23/2/1943, Fujitaka TAKEUCHI is the registered owner of an undivided one-third interest in "Lots 10, 11, 12 and 13, Subd. of part of Section 20, Tp. 1, Plan 3770" on which he is assessed a one-third share of the total assessment of \$400.00 (land) and \$2000.00 (improvements). As all the improvements are shown to be on Lot 12 it would simplify matters to dispose of the whole property as single unit.

In this connection we might add (for your own information only at this stage) that we are now under instructions from Ottawa to proceed with the orderly liquidation of all these properties and titles are now being checked as a first step in the preparation of a catalogue.

These remarks also apply to the other property you refer to. In this case, our records show Yoshikazu KANAGUCHI (File 1732) to be the owner of a 4-room Bungalow built on land of which his deceased uncle (Ichitaro NARIWA) is the registered owner of a half interest.

Yours very truly,

R. G. Bell,
Administration Department.

RGB/P.

January 1, 1940

Dear Mr. [Name]

Thank you for your letter of January 1, 1940.

I am sorry that I cannot give you a more definite answer at this time.

The situation of the [Name] Company is such that we are unable to make any further commitments at this time. We are, however, doing our best to maintain our present position and to meet our obligations. We are also working to improve our financial position and to increase our production. We are sure that you will understand our position and that we will be able to give you a more definite answer in the future.

Sincerely,
[Signature]

Bamfield B.C.

6th April, 1944

The Custodian Japanese Properties
506 Royal Bank Building
Vancouver
B.C.

Rec'd	APR 11 1944
File No.	14-24-1556
Arts.	13760
Referred	SHEARS

504

Dear Sirs

I beg to submit my cash
offer of Seven hundred and fifty dollars
for the Property known as Higiro
Hirakoko together with building and
furniture. marked cheque for 750⁰⁰ attached
being 10% of the Price offered OK

Yours very truly
Neil M. MacLeod.

(Higiro Hirakoko property situated
on Grouper Lake Bamfield B.C.)

1454
1556
13760

11th April, 1944.

Neil M. MacLeod Esq.,
Banfield, B.C.

Dear Sir:

We are in receipt of your letter of the 6th instant. Your letter did not indicate that it contained a tender and was therefore opened. Our advertisement asks that envelopes be marked on the outside and the date of the opening of tenders is May 1st. However, your tender will be considered at that date. 107

You do not mention the legal description and unless otherwise advised we will assume that your offer is on Lots 10-13 of Section 20, Townsite 1, Barclay Land District Plan 3770 which is listed in our catalogue under No. 504.

Yours truly,

F. G. Shears,
Director.

FCS/PWH

encl.

2589 Bowker Ave.,

Victoria, B.C.

April 23rd 1944

EVACUATION SECTION	
Rec'd.	APR 24 1944
File No.	1424
Ans.	77
Referred	

Custodian Japanese Evacuation Section,

506 Royal Bank Bldg.,

Vancouver, B.C.

Dear Sir;

I, Dorothy Eager, of 2589 Bowker Ave., Victoria, holding a lease and first option of purchase on the Takeuchi property situated on Grappler Creek, Bamfield, do hereby file my offer to purchase said property, comprising lot, house and any contents of house for the sum of two-hundred dollars (200.00). As I understand that ten percent of purchase price should be sent with the offer I am enclosing my cheque for twenty dollars.

Very truly yours,

OK
Dorothy Eager

2589 Bowker Avenue,

Victoria, B.C.

May 17, 1944.

The Office of Custodian,
506 Royal Bank Bldg.,
75, West Hastings St.,
Vancouver, B.C.

Attention Mr. F.G. Sheers.

Dear Sirs:

On April 21 I forwarded you my tender for the Takeuchi dwelling in Grappler Creek Banfield. I have for some time held a lease on this small house, and had been promised the first option of buying by your local Agent, and I might add that my offer to purchase had been forwarded to you many months ago. Your Agent now informs me that you would prefer to dispose of this house and the adjacent house together, these two buildings being listed in your catalogue under No 504, lots 10-13. The catalogue states that tenders for this district must be in by June 15th and therefore I wish to submit my tender, of ~~25000~~ ²⁵⁰⁰⁰ for this complete property, and I enclose my cheque for ~~25000~~ ²⁵⁰⁰⁰ which when added to my previous cheque for 20000, makes the necessary 10 %.

I would very much appreciate your acknowledgment of this tender, and your assurance that it has been forwarded to Ottawa.

Thanking you in anticipation.

Dorothy Eager
Very truly yours,

(Mrs D.J. Eager)

Dear Sirs - There was a mistake in typing this letter. The offer is for \$1000.00 (one-thousand) dollars.

Dorothy Eager

Bamfield B. C.

18th May 1944.

Rec'd	MAY 22 1944
File No.	1424
Ans.	
RECEIVED	

F. G. Shears Esq.

Director

Japanese Properties

Vancouver B. C.

Dear Sir.

I have been informed by Mr McCloud of Bamfield that according to a communication received from you tenders from this district should reach Vancouver by 15th. May, this is not in agreement with last para, first page of your catalogue.

With reference to the catalogue nr 504. lots 10-13, kindly see my communication of January 16 (16) wherein I made an offer of \$200 for the Fujitaka Takeuchi property, ie dwelling and lot, on behalf of a prospective buyer, Mrs D.J. Eager, who has now sent in a sealed tender for the property, that is since the issuance of your catalogue, but I now understand that according to your letter to Mr McCloud you prefer to dispose of the above mentioned lots as one unit, I have therefore advised Mrs Eager to submit a new tender in conformance said advice, She will do so immediately.

In consideration of my past recommendations and in view of the expense incurred by Mrs Eager to make the house habitable I feel it is only fair that she should be given priority rights, and I would be very grateful if you would cooperate with me in this matter and forward my recommendation with her tender to Ottawa.

Faithfully yours.

R. L. Philippard

A/82
Banfield B. C.

27th May 1944.

R. G. Bell Esq
Administrative Dept
Vancouver B. C.

Dear Sir.

Reference to your communication of 22nd inst, relative to the Fujitaka Takeuchi property and to Mr McLeod's letter, I regret I am unable to supply the file reference to the latter.

Regarding Mrs J.D. Eager.- She was the prospective buyer for whom I sent you an offer to purchase the said property. See my letter 16th of January and you reply 25th January, file 1424 and 1732, reg 12128. The house at that time was both unsaleable and unrentable owing to the bad state of repair, so Mrs Eager offered to put it in reasonable condition if I gave her a lease on it. This I did in the interest of the property and am enclosing a copy of said lease which will also answer your question as to rent.

Up till two days ago she has only occupied the house for a week at Ince and a fortnight at Easter. She has now taken up residence there till 1st September and has also tendered for the property as one unit.

Faithfully yours

R. C. Phippard

For the past five weeks I have personally put anywhere from 2 to 5 hours daily trying to put this property in a good state of repair. Mr Eager supplying the necessary materials at his expense. I shall be absent from Banfield from 2nd to 16th June.

R.C.P.

Copy

To Whom it may concern.

I, R. C. Phippard, acting as Agent for the Japanese properties situated on Grappler Creek, do, in view of the uninhabitable and dangerous condition of the house owned by Takenuchi, and in the absence of funds to repair same, grant to Dorothy Jean Rager of 2589 Bowker Ave Victoria a lease to be in effect from 1st of March 1944 to 1st November 1944, on the condition that the lessee will at her own expense have said property put into reasonable repair.

Any expense incurred by such repairs to be applicable on the rent of said property, which shall be at the sum of five dollars per month. It is agreed that the lessee shall have first option of purchase, and that any expense incurred in the renovation of this property will be taken into consideration at the time of purchase.

Signed R. C. Phippard.

Witnessed C. B. Myers.

1424
Care The Pacific Cable Board.
Bamfield. B.C.
May 30th. 1944.

The Japanese Evacuation Section.
The Royal Bank Building.
Vancouver. B.C.

504
Dear Sirs:

I respectfully submit a Tender of \$900.00 (ninehundred)
on the house and land of Heijiro Haraoka on the South side of Grapple
Creek, Bamfield. Catalogue nr 504 - lots 10 to 13.

THERE ARE TWO HOUSES ON THE PROPERTY. THE SMALLER BEING
OCCUPIED AND TENDERED FOR. THEREFORE MY TENDER IS FOR THE LARGE HOUSE
AND LAND BELONGING TO THE LARGE HOUSE ONLY.

64
Enclosed please find cheque for \$90.00. the balance of \$810.00
being immediately available if my tender is accepted.

Will you kindly inform me of the result at your earliest
convenience.

Yours Truly

Thomas L. Light

1424.
A. G. McCULLOCH
BARRISTER & SOLICITOR
NOTARY PUBLIC

LAW OFFICES: BRILL BLDG
PORT ALBERNI, B. C.

June 9, 1944

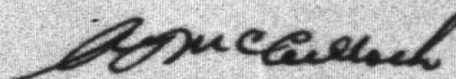
The Custodian,
Japanese Evacuation Section,
505 Royal Bank Building,
Vancouver, B. C.

Dear Sir: Re- Tender to purchase Real Estate
Part of Catalogue Parcel #504

Parcel #504 consists of a piece of property at Bamfield on which are erected two houses. I am instructed that the occupant of the smaller house has an agreement under which he has leased the property from the owner with the option of purchasing the same. There is no legal division of the property. My client's tender which is enclosed herewith is for the larger house and the land belonging to it. I understand that the occupier of the smaller house is making the necessary arrangements to purchase or tender for the purchase of it.

I trust that the tender for this property can be so divided.

Yours respectfully,



A. G. McCULLOCH

AGM:RH

ENC:

File 1424
Bampfeld B.C.

Department of the Secretary of State Canada.

June 12, 1944

Office of Custodian

506 Royal Bank Building

Vancouver B.C.

506

I herewith submit my tender for Japanese
property Catalogue No. 504 Bampfeld B.C.
alluvial development district Aridley 3rd district
lots 10-13-^{land} 20 map or plan no. 3770 - Two
swimming and miniature. Eleven hundred dollars
\$1100.00 marked cheque for 10% attached the
balance if accepted will be cash.

1100
OK

From what I could learn from R.C. Phippard.
again. the parcel may be sold separately that
is. The house on lot no 10 - now occupied
by Mr L.S. Myers my tender for this is
200 hundred and seventy five dollars (\$275.00)
The house on lots 11-12-13 now occupied
by Mr Ben Green Eight hundred and twenty
five dollars (\$825.00)

Neil M MacLeod.

1424
1958
13753

Beall

June 27, 1944.

A. G. McCulloch,
Barrister & Solicitor,
PORT ALBERT, S. C.

Dear Sir:

Re: Catalogue No. 904
Eastfield, S. C.

This will acknowledge receipt of your letter of June 24, 1944, (written on behalf of your client, Mr. Thomas L. Light) enclosing cheques for \$90.00 and offer to purchase the above property for the sum of \$900.00.

Before we can advise whether your offer can be considered it is necessary for us to secure an independent valuation on this property. We will endeavour to secure this as soon as possible and will then communicate with you further.

Yours truly,

F. G. Shears,
Director.

FGB:PMH

1424
1556
13760

June 27, 1944.

Mrs. Dorothy Eager,
2589 Bowker Avenue,
VICTORIA, B. C.

Dear Sir:-

Re: Catalogue No. 504
Banfield, B. C.

This will acknowledge receipt of your letter of May 17th, 1944, enclosing cheque for \$100.00 and offer to purchase the above property for the sum of \$1000.00.

Before we can advise whether your offer can be considered it is necessary for us to secure an independent valuation on this property. We will endeavour to secure this as soon as possible and will then communicate with you further.

Yours truly,

F. G. Shears,
Director.

FOS:PMH

1424
1596
15760

29th June, 1944.

Neil H. McLeod Esq.,
Banfield, B.C.

Dear Sirs

Re: Catalogue No. 504
Banfield, B.C.

With reference to your letter of April 6th in which you enclosed cheque for \$75.00 and offer to purchase the above property for the sum of \$750.00.

In view of the fact that you submitted a further offer to us in your letter of June 12th, we are returning herein your first deposit cheque for \$75.00.

It is not our intention to sell lot 10 separately from the other lots as you suggest in your letter of June 12th as it seems desirable to dispose of lots 10-13 as a unit.

We acknowledge receipt of your cheque for \$110.00 and offer to purchase the above property for the sum of \$1,100.00.

Before we can advise whether your offer can be considered it is necessary for us to secure an independent valuation on this property. We will endeavour to secure this as soon as possible and will then communicate with you further.

Yours truly,

F. G. Shears,
Director.

FCS/TM

1424
1944
19760

REGISTERED

6th September, 1944.

Wail M. McLeod Esq.,
Banfield, N.C.

Dear Sir:

Re: Catalogue No. 504
Banfield, N.C.

We regret that so much time has elapsed since the receipt of your offer dated June 12th for the purchase of the above property for \$1,100.00.

We now find that we are not in a position to give favourable consideration to your offer, our Advisory Committee having recommended the acceptance of an offer received from the present tenant. We are therefore returning your deposit cheque herein.

Yours truly,

P. G. Shears,
Director.

Ref. No. 22569
Sept 6 - 1944.

FCS/PM

encl.

1424
1526
13760

August 21st, 1944

Mr. A. G. McCulloch,
Barrister & Solicitor,
Port Alberni, B.C.

Re: Catalogue No. 504
Bamfield, B.C.

Dear Sir:

Further to your letter of June 9th, in which you submit an offer to purchase part of the property covered by our catalogue no. 504, on behalf of your client, Mr. Thomas L. Light, for the sum of \$900.00, and enclosing a deposit cheque for \$90.00.

This is to advise you that we are not able to accept this offer and are therefore returning your cheque herein.

Yours truly,

F. G. Shears,
Director.

FCS/MHC
encl.
Reg'd mail

1424
1936
13760

August 21st, 1944

Mrs. Dorothy Eager,
2589 Becher Avenue,
Victoria, B.C.

Re: Catalogue No. 504 - Banfield, B.C.

Dear Madam:

Further to our letter of June 27th, we have now received an independent valuation on this property and are prepared to give further consideration to tenders which we received. For your information, we have received a higher offer to purchase this property, but in view of the fact that you are the present tenant, and we understand have made improvements to this property during your tenancy, in accordance with our policy, if you are prepared to increase your offer to \$1100.00, we would be prepared to recommend such a tender for favorable consideration.

We are retaining your deposit cheque for \$100.00 and should the above suggestion be acceptable, please forward to us a certified cheque for the balance of the purchase price, namely \$1000.00.

Kindly advise the full name, address and occupation in which this property is to be registered and also state whether or not the transferee is a British subject.

The necessary documents will then be prepared and forwarded to the Secretary of State at Ottawa, and if our recommendation is acted upon, the documents will be signed and returned.

After the documents have been registered, a statement of taxes, etc. will then be prepared, including registration fees, and forwarded to you.

Due to the fact that we have other offers on hand, would you please give immediate attention and reply to this letter.

Yours truly,

F. G. Shears,
Director.

FCS/MNO

INVENTORY OF CHATTELS

504

File 1424
Fujitaka TAKEUCHI

REMAINING AT
GRAPPLER CREEK

October 8th, 1942.

Room No. 1.

Heater & stove pipe, "Good Cheer" rusted.	N.V.
Wash tub	N.V.
2 Kitchen chairs	\$1.00.
1 square table	1.00.
2 curtains	N.V.
form	N.V.

Room No. 2.

Bed, Spring	\$15.00
Small table	N.V.
2 oil lamps	N.V.
1 small cupboard	N.V.
1 box tools	N.V.

Room No. 3.

1 sewing machine, Singer	\$35.00
Old clothes not packed (destroyed)	N.V.
1 crosscut saw Broom.	N.V.

\$52.00

This represents all my chattels remaining in any protected area of British Columbia.

Confirmed:

Date, October 16th, 1942

Signed, "Fujitaka TAKEUCHI"

(NOTE)- This is the house which Mrs. Sager has been inhabiting & on which Mr. Phippard has worked.

File 1556
Heijiro HIRAKA

4	Barometer	\$2.00.
4	Coils rope	N.V.
1	Wicker basket	-
(1)	Box tools) shipped?	N.V.
	Kitchen utensils	\$2.00.
1	Wing pump fixture in house	-
1	Crosscut saw 7'	\$2.00
1	Crosscut saw 7 1/2'	N.V.
2	Drums	\$2.00
5	Pedges	-
2	Crow Bars	-
2	Beds and springs	\$10.00
1	Mattress	N.V.
	Kitchen Range	\$5.00
	Heater	N.V.
	Singer sewing machine (crated)	\$15.00
	Coal Oil stove (crated)	5.00
(1)	Box Canned Goods) (crated)	-
(2)	Tubs soy (crated)	-
	Gas Lamp	\$2.00
	Trolling gear and miscellaneous fishing equipment in packed boxes. (all good)	-
9	Kitchen chairs	\$3.50.
2	Wire camp beds	\$6.00.
1	Dinette table	\$5.00.
1	Round table	\$1.00.
1	Kitchen combination cabinet & table all home made	\$10.00
1	Writing desk	5.00
2	Small tables	5.00

\$98.00

This represents all my chattels in the restricted area of British Columbia.

Dated.....

Signed..... (both blank)

Sign and return one copy to the Custodian.

Kitchen.

Gas Lamp	}	N.V.
Kitchen range, comparatively new (shipped 29-5)		

Kitchen Utensils.

Dishes, pots and pans, table bench, etc.	}	N.V.

Storage Cupboard.

1 ca. quart sealers (new)	}	N.V.
Tools, crocks, oil containers, etc.		
1 hoe		
1 rake		
1 sledgehammer		
1 shovel		

July 18th 1944

December 22nd, 1942.

I have to day examined the articles shown on the inventory herein and consider the prices shown against each to be a fair valuation, totaling:

Fujitaka Takeuchi	\$52.00
Heijiro Hiraka	98
Joshio Narino (in AM's house)	19.
	<u>\$169</u>

William Burrows

MEMORANDUM

File Nos.: Int. 497

November 20th, 1944.

1424
1556

To: FILES

From: Mr. Green

Re: Catalogue No. 504
Quathiaski Cove

This property was visited by Messrs. Bell, Burnip (auctioneer and appraiser, Port Alberni) and Green on their trip to the West Coast of Vancouver Island in July, 1944.

File 13760 -- Deceased -- No chattels.

Files 1424 and 1556 -- The writer took with him an inventory of chattels as shown by the files and checked these off with Mr. Burnip as per list attached (original on file 1424). This calls for the following comments:

(1) File 1424, Fujitaka TAKEUCHI. This inventory is as taken by Mr. Hinton, investigating agent, 17/6/42 EXCEPT for some items handed to the Navy against receipts; it was subsequently confirmed by Mr. Phippard, rental agent, 18/9/42; a small shipment was made in May 1943. The effects were fairly well accounted for, but of small value, this being set by Mr. Burnip at \$52.00.

(2) File 1556, Heihiro HIRAOKA. On May 8th Mr. Hinton found most of the articles declared and turned some of the fishing gear over to the Navy. Six cords of wood and some sugar were sold and a small camera removed to storage at Fraser's Bay, Ucluelet.

Mr. Hinton's list was sent to Mr. Phippard for rechecking 27/8/42 and returned with some additions. This is the inventory that was examined by the writer and Mr. Burnip, an additional claim from the Japanese 17/12/42 having been, we think reasonably, rejected by the writer on 6/1/43. Most items as per Mr. Phippard's rechecked list were found and valued at \$98.00.

Finally, Int. 497 -- Effects of Yoshio NARIWA. The following were found in Heihiro Hiraoka's house whence they had

CLAIM

November 9, 1944

FILE: 1424

CREDITOR: Fujitaka TAKEUCHI, 12128

DEBTOR: Canadian Government

AMOUNT: \$12.25

Expenses incurred in connection with the seizure and removal from Barclay Sound to Fraser River of the M/V. "Sea Flash".

Claim filed at Ottawa, Jan. 17, 1944.

Fraser

Pa. Apr. 10/45.

13760, 1556, 1424

November 30, 1944.

W. A. Ackland, Esq.,
Official Administrator,
Port Alberni, B.C.

Dear Sir:

Re: Lots 10, 11, 12, & 13, Sec. 20,
Tp. 1, Map 3770,
Grappler Creek, Bamfield, B.C.
Catalogue No. 504.

The above described property is owned by three
Japanese persons in the following manner:

- 1/3 undivided interest (C.T. 51780) in the name of
Fujitaka Takeuchi.
- 2/3 undivided interest (C.T. 50868) in the names of
Heijiro Hiraoka and Iwakichi Maeda.

The interests of Takeuchi and Hiraoka are vested
in the Custodian but we are advised by the Vital Statistics
Division, Victoria, that Iwakichi Maeda died at Bamfield on the
14th day of March 1933. A copy of a letter dated April 22, 1943
in this connection is enclosed.

The Probate and Succession Duty Branch stated on
May 5, 1943 that they have no record of the estate and so it would
appear that Maeda's interest in this property has not been administered.

These four lots have two houses built upon them
as reported by W. Harry Boothroyd, Provincial Collector on June 10,
1942, namely, Lot 10 - a 4 room bungalow, and Lot 12 - a 7 room house.
As is quite usual according to Japanese custom, even though the land
is jointly owned, the buildings are claimed by individuals and in this
case the 4 room bungalow on Lot 10 is claimed by Takeuchi, and the 7
room house on Lot 12 is claimed by Hiraoka. Since the latter house was
built subsequent to Maeda's death it is apparent that he did not
participate in it. The lots are assessed at \$400.00 and the buildings
at \$2000.00. An independent appraisal however, sets the value of this
entire property at \$500.00.

W. A. Ackland, Esq.,

November 30, 1944.

In line with the policy of liquidation of Japanese interests within the protected area, the Custodian offered this property for sale by public tender as Catalogue No. 504 some months ago. Tenders closed on June 15, 1944. A bid of \$1100.00 was received and approved by the Advisory Committee, but it will be necessary to clear title of the interest of the deceased owner before sale can be completed. We would therefore request that you make application for administration of this estate and if you consider the suggested sale desirable, that you join with the Custodian in conveying the 1/3 interest held by Iwakichi Maede. If we accept the claims of Takeuchi and Hiracka to exclusive ownership of the houses, Maede's estate will consist of a 1/3 interest in the land itself. If the assessment proportions are used in distributing the purchase price above mentioned, Maede's share would be about \$61.00.

As far as the Custodian's files are concerned there are no other assets and no debts relative to Iwakichi Maede's estate. As far as the police records are concerned, there is nothing on file regarding either Gueko Saito nor Yuzuro Maede. The Custodian presumes in such cases that these persons have returned to Japan and monies owing to them are treated as Enemy funds and are accepted by our Enemy Department and held by them pending future settlements.

We would appreciate very much your early consideration of this matter as the purchaser, while at the present time tenant of one of the houses, naturally desires to have the transaction completed as soon as possible.

Yours truly,

A. G. McArthur,
Administration Department.AGM:AS
encl.

COPY for Files 1424 & 1556.

W. A. ACKLAND
Official Administrator.

PORT ALBERNI, B. C.

December 6, 1944.

Office of the Custodian,
Japanese Evacuation Section,
506 Royal Bank Bldg.,
Vancouver, B. C.

Dear Sir:

Re: Your file 13760, 1556, 1424.

This letter is in connection with yours of November 30th last re Lots 10, 11, 12, and 13, Section 20, T.P. 1, Map 3770, Grappler Creek, Benfield, B. C., Catalogue No. 504 and the interests of Takeuchi, Hiraoka and Iwakichi Maede, deceased.

If I am to take over the administration of the estate of Maede I would, of course, be bound by the law as it now stands and that is, that all buildings constructed on lands are part of the hereditaments and therefore as Maede held a 1/3 interest in the property his estate would be entitled to 1/3 interest of the whole including the buildings and I cannot see that I could be bound by any Japanese custom such as suggested in the 4th paragraph of your letter and that is that even though the land is owned jointly the buildings are now claimed by the two surviving owners.

Once I am appointed as administrator of this estate I become a Court Official responsible to the Court to see that the estate is properly administered and in this case I can see no alternative but for the estate to claim a 1/3 interest in the whole and as this is being disposed of for \$1100.00 I would consider that 1/3 of this sum would be, of course, due to the estate. Out of this amount the costs of administration would have to be taken, the balance turned to the Treasury Department and then vouchered by me to yourself as Custodian of the estate fund.

I do not think I should be asked to assume the responsibility of administering the estate at a value of \$61.00 when it would appear that the estate has a value of approximately \$366.00, unless absolute proof is shown to me that it was the intention of all three parties that all buildings erected on the land should be absolutely free from any interests of the deceased. When the above points are settled I will be only too pleased to expedite the matter in very way possible in order that the purchaser may receive title to the land.

Yours truly,

"W. A. Ackland"
Official Administrator.

13760, 1556, 1424

December 11, 1944.

W. A. Ackland, Esq.,
Official Administrator,
Port Alberni, B.C.

Dear Sir:

Re: Iwakichi HAEDE, Deceased, and
Lots 10, 11, 12, 13, Sec. 20, Tp. 1,
Map 3770, Grappler Creek, Sasfield, B.C.
Catalogue No. 504.

Your letter of December 6th has been received.
It will be quite in order for you to proceed as you have suggested
and this office will afford every assistance possible. The
Custodian's vesting of Haede's interest is being withdrawn in order
to allow filing of Letters of Administration by you.

The property is being purchased in the name of
Dorothy Jean Eager, Widow, of 2589 Bowker Avenue, Victoria, B.C.,
British Subject, and when conveyance covering Haede's $\frac{1}{3}$ interest
has been executed we will be glad to receive same and arrange for
registration together with the conveyances covering the other $\frac{2}{3}$
interest. After making the necessary adjustments with the purchaser
 $\frac{1}{3}$ of the net proceeds will be transmitted to be administered by
you as outlined. The cheque from the Treasury Department covering
the balance of the Estate may be made payable to The Custodian of
Enemy Property.

Thanking you for your attention to this matter,
we remain,

Yours truly,

A. G. McArthur,
Administration Department.

AGE:AS

1556, 13760, 1424

December 27, 1944.

W. A. Ackland, Esq.,
Official Administrator,
Port Alberni, B.C.

Dear Sir:

Re: Heijiro HIRAOKA, File 1556,
Iwakichi MAEDE, File 13760,
Fujitaka TAKEUCHI, File 1424, and
Lots 10-13, Sec. 20, Tp. 1, Map 3770,
Grenadier Creek, Bamfield, B.C.

Further to our letter of December 11, we enclose herewith vacating certificate with letter to the Registrar attached, and vesting certificate relating to the above described property. We would advise you to file the vacating certificate followed by your Letters of Administration and the certificate vesting the interest of Hiraoka in the order named and at the same time. You will then be able to give a deed conveying the interest of the estate of Iwakichi Maede to Mrs. Rager, and the Custodian will be able to convey by transmission and deed the interest of Hiraoka and Takeuchi. We are particularly anxious that no interval of time will elapse between the vacating and re-vesting of Hiraoka's interest, and will appreciate receiving a letter from you confirming that these filings have been completed. ✓

When we are in receipt of the deed covering Maede's interest we will be pleased to forward you the proceeds of sale as outlined in our previous correspondence.

In view of your wish to disregard the claims of Hiraoka and Takeuchi to separate ownership of the two houses built upon this land, we now enclose a statement covering the receipts and disbursements relating to this property during the Custodian's administration. This statement shows the balance at credit in this office at this date to be \$109.47. You will note that the revenues have been almost all absorbed by maintenance charges and that 1/3 of the net proceeds amounts to \$36.29. This sum is being earmarked for the time being for the estate of Iwakichi Maede, Deceased, but will

DRY GOODS
GROCERIES
MEATS

FISHING SUPPLIES
HOME OIL
INDEPENDENT FISH
BUYERS

My address at the
time I mailed you the
Cheque was Bonfield
In cheque was drawn
on the Canadian Bank of Commerce
Victory Square Branch, Vancouver B.C.

Wm. MacLeod
GIL MERVYN
General Store
PENDER HARBOUR, B.C.

April 18, 1945

The Sustodian & Henry Property

Vancouver

65504

Dear Sir:

Some time during June 1945

I mailed you a Certified Cheque as
deposited on a tender for property.

You returned this Cheque to me by mail
Some time in ^{August 1944} ~~September~~. However I never
received it as at that time I had changed
my address and somehow it got lost in
the mail. The Cheque has never been

cashed. and in order to have the bank
place the monies back to my credit. They
have requested that I submit a letter from
you stating that you returned the ^{Cheque} ~~check~~ back
to me by mail.

If you would do this for me, it will be
greatly appreciated

Yours very truly
Wm. MacLeod

EVACUATION SECTION	
Rec'd	APR 18 1945
File No.	
Att.	
Refer.	

1556, 13760, 1424

day 14th 1945.

W.A. Ackland, Esq.,
Official Administrator,
Port Alberni, B. C.

Dear Sir:

Re: Heijiro HIRAKA, File 1556,
Iwanichi HASE, File 13760,
Fujitake TAKEMOTO, File 1424, and
Lots 10-13, Sec. 20, Tp. 1, Rm. 3770,
Granular Creek, Nanaimo, B. C.

Referring to ours of the 27th December last in which we suggested that previous to filing Letters of Administration to Iwanichi HASE Estate you should file the Certificate vacating the Vesting of the interest of Heijiro HIRAKA and subsequently to the filing of Letters of Administration file another Vesting of HIRAKA'S interest. As this course of procedure will complicate transfer of the interest of HIRAKA, we request that you disregard these suggestions and that you do not file either the Vacating Certificate or the new Vesting Certificate.

As you are dealing with the interest only of the HASE Estate which interest has not been Vested, you will be able to file the Transmission of the Estate interest to Mrs. HASE without objection from the Registrar. While the Vesting of the HIRAKA interest will remain a charge on the Title it is not a charge against the HASE interest.

Yours truly,

Ian Macpherson,
Title Examiner.

IM:EL

1996, 19670, 1424

May 14th 1945

The Registrar,
Land Registry Office,
Victoria, B. C.

Dear Sir:

Re: Lots 10 - 13, Sec. 20, Tr. 1,
Map 3779.

The Estate of I. MAEDA, Deceased is one of
Three (3) Japanese owning the above described
property.

Mr. W.A. Ackland, Official Administrator,
Fort Alberici has applied for Letters of Administration
for this Estate and at his request we sent him a
Certificate Vacating an interest of Heijiro HIRAKA
and a Vesting Certificate to be filed with you after
the filing of Letters of Administration.

We understand that application to file these
letters has not been made but possibly they have
reached you by this time. We do not wish to vacate
or re-vest the HIRAKA interest and we would be
pleased to have you withhold the vacating and vesting
Certificates for us when they reach you. We have
written Mr. Ackland accordingly.

As Mr. Ackland is dealing solely with the
interest of the Estate of Mr. MAEDA, which interest has
not been vested, the existence of the present charge
should not, as we see it, prevent the filing of Letters
of Administration and conveyance which Mr. Ackland will
submit to you. If these have been presented and already
acted upon by you will you so advise.

Yours truly,

Ian Macpherson,
Title Examiner.

IM:ML

1956, 19760, 1424

May 25th 1945.

The Registrar,
Land Registry Office,
Victoria, B. C.

Dear Sir:

Re: Lots 10-13, Sec. 20, Tp. 1,
Map 7770.

In connection with a proposed transfer of title to above noted property there has been a regrettable misunderstanding and some confusion which it is desirable to clarify.

Title to the above described land number 79214-1 is in the name of Heijiro HIRAKA and Iwakichi MAHE subject to the charge - Vested in the Custodian of Enemy Property "as to the interest of Heijiro HIRAKA in an undivided two-thirds interest, together with the interest of any other person of the Japanese race therein." See D.F. 50866 filed 19th April, 1943.

The Estate of Iwakichi MAHE, deceased, is being administered by Mr. B.A. Ackland, Official Administrator at Port Alberni, and we understood that he had forwarded to you a deed of this property from himself to Mrs. EAGER. At his request we supplied him with a Certificate vacating the vesting above to permit him to register the deed and also a Vesting Certificate to be filed subsequent to the registration of the deed. We discovered that it would be inadvisable to vacate the HIRAKA interest and so advised Mr. Ackland on the 14th instant, and on the same day, assuming that application for registration for the deed had reached your office, we wrote to you suggesting in the final paragraph of our letter that the deed might be registerable without vacating the vesting of number 50866. We have been advised that only interests of specifically named Japanese can be vested, and, if you concur in this, Mr. MAHE'S interest has not been vested, and therefore the deed submitted can be registered without vacating the

(over)

vesting filed. This suggestion of the 14th was on the understanding that no action had been taken by you up to that date.

The following morning we received a telegram from Mr. Ackland advising us that Mr. Campbell, solicitor, had already filed the vacating and vesting certificates, and we wrote you on the 15th. It now appears that the telegram prematurely supposed the filings had been made.

We have no knowledge what action, if any, you have taken. Our object is to permit Mr. Ackland to register the deed, at the same time retaining the vesting of the MINACKA interest. To us the preferable course would be that you should regard the vesting filed as not properly vesting the interest of the MARDE Estate. The other alternative would be that you file the vacating Certificate and, after registration of the deed, file the vesting Certificate accompanying it.

We should be glad to have your decision and advise as to what action you have taken, and, if any affecting the title, that you send us a new Certificate of Encumbrance.

Yours truly,

Ian Macpherson,
Title Examiner.

IM:ML

1424, 1956, 13760

August 6th 1945.

The Registrar,
Land Registry Office,
Victoria, B. C.

Dear Sir:

Re: Undivided 1/3 interest in Lots 10-13,
Sec. 20, Twp. 1, Rm. 3770.

Referring to yours of July 6th last. We have reason to believe that the Certificate of Title in question in the name of Heijiro HIRAKA & Iwazichi MAEDE, number 79214-I, is in the possession of Mr. HIRAKA, presently residing at Lassen's Ranch, Grand Forks, B. C.

On Jan. 4, April 3rd, April 19th July 3rd and July 23rd we requested him to forward this Certificate of Title to this office. He has neglected to do so, and apparently does not intend to produce this Certificate.

Under Sec. 130 of the Land Registration Act, if this explanation is satisfactory to you, we believe you are empowered to register the Deed sent you by Mr. Gordon M. Campbell, conveying the land from the Official Administrator to Mrs. EAGER and to issue a new Title.

Under Sec. 23 of the Revised Regulations Respecting Trading With The Enemy (1943) the Custodian may issue a Certificate of Vesting of the interest of the heir to the MAEDE Estate and then transmit this interest to the Custodian and convey Title to Mrs. EAGER. This method of acquiring Title will cause considerable delay and we would prefer, if you are agreeable, to have the Certificate now in possession of Mr. HIRAKA cancelled and a new one issued to Mrs. EAGER as in the paragraph above.

In respect to the registration fee, we assumed that this had been paid to you when the Deed from the Official

- over -

- 2 -

Administrator to Mrs. EAGER was presented for registration. We have written Mr. Campbell to-day to remit to you the amount of the registration fee. When you are in receipt of this fee we trust that you will be able to register the Deed to Mrs. EAGER, or if there is any obstacle then in the way, will you kindly advise me.

Yours truly,

Ian Macpherson,
Title Examiner.

IM:ML

1424, 1556, 15760

August 6th 1945.

Mr. Gordon H. Campbell,
Solicitor,
105 Second Ave., North,
Port Alberni, B. C.

Dear Sir:

Re: Estate Iwakichi MAKIIE, Lots 10-13, Sec.
20, Twp. 1, Mac 3770.

I enclose copy of a letter received at this office from the Land Registrar, Mr. Crane, by which you will note that he requests the existing Certificate of Title to be deposited with him and also the amount of the Registration fee for conveyance from the Official Administrator to Mrs. BAKER.

In respect to the Certificate of Title, we have written Mr. HIRACKA several times. He has admitted that he had in his possession this Certificate but has neglected to send it to us. We therefore have decided to make application to the Registrar for a new Certificate of Title.

If you did not send in the Registration fee along with the Deed from Mr. Ackland, will you kindly send this fee to the Registrar without delay and advise us when you have done so. If you have already sent this fee please also advise us. I am enclosing a copy of this letter to Mr. Ackland and a copy to the Registrar at Victoria.

Yours truly,

Ian Macpherson,
Title Examiner.

IM:ML
Encl.

1424, 1556, 13760

August 9th 1945.

The Registrar,
Land Registry Office,
Victoria, B. C.

Dear Sir:

Re: Estate of Iwakichi MAEDE, Undivided
1/3 interest, Lots 10-13, Barclay
District Plan 3770.

I am in receipt of yours of the 6th instant and wish to thank you for the suggestion made in the final paragraph thereof. Mrs. Eager is buying all interests in this property, the interests being those of Iwakichi MAEDE, Reihiro HIRAKA and Fujitaka TAKEUCHI.

I am to-day writing Mr. Ackland, Official Administrator at Port Alberni and Mr. Gordon M. Campbell of Port Alberni requesting Mr. Ackland to file with you Letters of Administration of the MAEDE Estate if he has not already done so. When the Letters of Administration have been filed we will send to you for filing a special Vesting of the interests involved in the MAEDE Estate and will later submit to you for Registration a Transmission of the three interests to the Custodian. The interests of HIRAKA and TAKEUCHI have already been vested. Along with the Transmission we will send for registration a Deed from the Custodian conveying all interest in the property to Mrs. EAGER.

Yours truly,

Ian Macpherson,
Title Examiner.

IM:EL

1424, 1556, 13760

August 9th 1945.

Mr. Gordon M. Campbell,
Solicitor,
105 2nd Ave., N.,
Port Alberni, B. C.

Dear Sir:

Re: Lots 10 - 13, Barclay District, Plan 3770.

We find it necessary to adopt another method to procure conveyance of Title to the above described property to Mrs. EAGER, and the method heretofore proposed should be abandoned.

I have to-day written Mr. Asklund to forward to the Land Registrar at Victoria for filing, his letters of Administration of the Iwakichi MAEDA Estate. When we are advised that the Letters have been filed, we will file with the Registrar a special Vesting of the interests of the MAEDA Estate and will then transmit all three interests involved to the Custodian and convey from the Custodian to Mrs. EAGER. This method of handling the matter is taken as it will avoid the necessity of producing the Certificate of Title. Registration of the Deed from the Official Administrator to Mrs. EAGER will then be unnecessary. If you see any obstacle to this course being pursued, will you kindly advise at once.

Yours truly,

Ian Macpherson,
Title Examiner.

IM:ML

1424, 1556, 13760

September 4th, 1945.

The Registrar,
Land Registry Office,
Victoria, B. C.

Dear Sir:

Re: Lots 10 to 13, Sec. 20, Twp. 1,
Barelay District, Plan 3770.

I am returning to you herewith:

1. An amended Statutory Declaration re Certificate
of Title No. 79214-I.

2. Application (Form A) to transmit Title of an
undivided one-third interest to above described parcel of Land
to William A. Ackland as Official Administrator of the Estate
of Iwakichi MAEDE, Deceased.

3. Certified copy of Letters of Administration of
Estate of Iwakichi MAEDE, deceased, issued 17th April, 1945, to
William Adolphus Ackland.

4. Certified copy of Inventory "X" of Estate of
Iwakichi MAEDE, deceased.

5. Custodian's cheque for \$4.75 in payment of Reg-
istration Fees.

When the MAEDE interest has been transmitted will you
kindly advise, and send a Certificate of Encumbrance at your
convenience.

It is proposed, in accord with your suggestion of
August 8th last, to proceed to transfer Title in this case
under Sections 133 and 134 of the Land Registry Act, which
proposal is satisfactory to this office. I may call to your

(over)

attention, in support of such action, Section 23, sub-
section 2, of the Revised Regulations Respecting Trading
With The Enemy (1943).

Yours truly,

Ian Macpherson,
Title Examiner.

IM:ML
Encl.

1424, 1536, 15760

September 14th, 1945.

Mr. M.L. Brown,
Department of Labour,
Japanese Division,
360 Homer St.,
Vancouver, B. C.

Dear Sir:

Re: Heijiro HIRAKA and Lots
10 - 13, Sec. 20, Twp. 1,
Barclay District, Plan 3770.

Mr. Hiraka resides at Rosebury, B. C., and we have requested him many times to forward to this office Certificate of Title number 79214-I covering the above described parcel of land, which Certificate he admits to be in his possession. He has neglected to send this Certificate to us, and as the property is being sold it is necessary to proceed under Section 134 of the Land Registry Act, which Section provides that the Registrar may transfer Title upon notice being served personally on the Registered owner if the Certificate is not available.

We are enclosing the required notice from the Registrar of the Land District in which this property is situated, and would be pleased if you can arrange to have this notice served personally upon Mr. Heijiro HIRAKA and to have the party serving the same make the enclosed Notarial Declaration, filling in the three blanks and signing the Declaration before a Notary Public. The declaration with attached "Exhibit A" be initialed by the party serving the notice should be returned to this office. We shall be greatly obliged if you can arrange to do this.

- OVER -

- 2 -

Should Mr. HIRAKA see fit to deliver this Title, number 79214-I to your agent, it will expedite the closing of the sale very considerably and your agent may give a receipt for the Certificate after serving the notice.

Yours truly,

Ian Macpherson,
Title Examiner.

Encl.
Encl.

ADDRESS ALL COMMUNICATIONS TO
THE REGISTRAR



THE GOVERNMENT OF
THE PROVINCE OF BRITISH COLUMBIA

LAND REGISTRY OFFICE
VICTORIA

November 10th, 1945

IN YOUR REPLY **A.S.**
PLEASE REFER TO.....

1424
1536
13760

EVACUATION SECTION	
NOV 12 1945	
Rec'd	
File	
Adm.	
Noted	<i>MacPherson</i>

The Custodian,
Japanese Evacuation Section
506 Royal Bank Building,
Vancouver, B.C.

Dear Sir:

- Re Maede
Application 154854-I -
Attention of Mr. Macpherson -

Further to our exchange of telegrams
yesterday I have to advise that the term of the Notice
under s.134 of the Land Registry Act has expired without
any appearance or objection being entered by or on
behalf of Heijiro Hiraoko.

This application is now, in consequence,
proceeding to registration and the issuance of a
Certificate of Title in the name of Ackland as
administrator. The Certificate will be mailed in due
course.

Yours truly,

H.J. Crane
Registrar

per *[Signature]*

AS/LS

MEMORANDUM

To: The File,

From: Ian Macpherson.

Re: Iwakichi HANE (deceased)
 Heijiro Hiraka, Reg. No. 13073
Fujitaka Takemichi, Reg. No. 13128

Lands:- Lots 10, 11, 12 and 13, of Section 20, Top. 1, Barclay District, Plan 3770.

An undivided two-thirds interest in the names of Heijiro HIRAKA and Iwakichi HANE. Indefeasible Title No. 79214-I. No encumbrance.

An undivided one-third interest in the name of Fujitaka TAKEMICHI, Indefeasible Title No. 116513-I. No encumbrance.

The Hane Estate Statement

Iwakichi Hane died on the 14th of March 1933, leaving a son, Yasuo, born 16th February 1932, by Sada Saito. No information as to the present whereabouts of either Sada Saito or the son Yasuo could be obtained.

On application of Gordon McE. Campbell, barrister, of Port Alberni, B.C., V.I. Adland, Official Administrator, Port Alberni, was issued Letters of Administration of the Hane Estate. To permit this the vesting of the Hiraka interest, 19th April 1943, was vacated and subsequent to the filing of the Letters of Administration, the interest of Hiraka was re-vested by filing 93717 on 10th August 1945.

On our application to transmit the interest of Iwakichi Hane, deceased, the Registrar issued Certificate of Title No. 134854-I in the name of William Adolphus Adland, as administrator of the estate of Iwakichi Hane, deceased.

In his capacity as administrator, Mr. Adland executed and forwarded to the Custodian a deed of this interest in favor of Dorothy Jean Seger, of Victoria. This deed was merged and filed concurrently with Transmission of the two remaining interests of Hiraka and Takemichi, and, C. of T. covering all interests was issued as No. 134116-I in the name of Dorothy Jean Seger.

In connection with the above procedure it transpired that the C. of T. in the names of Hane and Hiraka was in the possession of Hiraka, and as Hiraka refused it, a notice dated 12th September 1945 by the Registrar, under Section 134 of the Land Registry Act, was served on Hiraka. On the expiration of the Statutory, 21 days, no objection having been entered, the Registrar proceeded to issue title in the name of the Official Administrator.

The Hiraka and Takemichi Interests:-

These having been vested by filings 93717, 10th August 1945, and 93780, 19th January 1946, respectively, were transmitted to the Custodian and dated

(over)

4/10/46

MEMORANDUM RE SALE OF CHATTELS

(Apart from Auction Sales)

FILE NO: 1424

NAME: TAKAHUCHI, Fujitaka

DATE ADVERTISED:
(or other information)

APPRAISER'S NAME: William Burnip

VALUATION: \$52.00

PURCHASE PRICE: \$52.00

COMMITTEE'S APPROVAL:

PURCHASER'S FULL NAME: Sold with real property - to:

ADDRESS: Mrs. Dorothy Jean Eager
2589 Bowker Avenue, Victoria, B.C.

OCCUPATION: Widow

BILL OF SALE REQUIRED: YES NO
(state if purchase price already paid or arrangements made) Sold with real property.

ENCUMBRANCES, IF ANY: NIL

LIST OF CHATTELS SOLD:

2 Kitchen chairs	\$1.00
1 square table	1.00
Bed, spring	15.00
Singer Sewing machine	35.00
	\$52.00

Transferred from file 1424-1556-13760 Joint Account -
October 4, 1946.

Cg.

October 4, 1944.

MEMORANDUM

To: Accounting Department

From: G. Glavin:

In accordance with Mr. Bell's memorandum which is attached, please make the following transfers:

Charge to Files 1124, 1296 & 13760 - Joint account and credits:

File 1124 - Captain THEROUY: Sale of chattels:	\$72.00
File 1296 - Major VERACIA: " " "	196.00
File Det. 497 - Tokio HAKITUA: " " "	319.00
	\$587.00

These chattels were included in the sale of Catalogue 904.

MEMORANDUM

Files 1424, 1556, 13760 & Int. 497.

TO: Miss Charlotte Girard.

FROM: Mr. R. G. Ball.

October 3rd, 1946.

Re: Accounts named below.

Please transfer the items listed to the individual accounts indicated:

File 1424 <u>Faiteka TAKEUCHI, #12128</u>	File 1556 <u>Heiire HIRAKA, #12073</u>	Int. 497 <u>Yoshio MARIWA, P/NA-522</u>
Kitchen chairs (2) \$ 1.00	Barometer \$ 2.00	Bed & Spring \$15.00
Table \$ 1.00	Kitchen utensils \$ 2.00	Congoleum <u>\$ 4.00</u>
Bed Spring \$15.00	Saw (7') \$ 2.00	
Sewing Machine <u>\$35.00</u>	Drums (2) \$ 8.00	\$19.00
	Beds & Springs (2) \$30.00	
\$52.00	Kitchen Range \$ 5.00	
	Sewing Machine \$15.00	
	Oil Stove \$ 5.00	
	Gas Lamp \$ 2.00	
	Kitchen Chairs (9) \$ 3.50	
	Camp Beds (2) \$ 6.00	
	Dinette Table \$ 5.00	
	Round Table \$ 1.00	
	Kitchen combination cabinet & table \$10.00	
	Writing Desk \$ 1.00	
	Small tables (2) <u>\$.50</u>	
	\$98.00	

and charge the total (\$169.00) to the Joint Account 1424, 1556 & 13760, to which these proceeds were credited from sale of Real Property (Cat. 504), as per Mr. Green's Memorandum, dated November 20th, 1944, on File 1424.

RGB/P.

*Note original appraisal
attached to A.F.B.'s Memo
of Nov. 20/44, on this
file.*

*Transferred
4/10/46. C.G.*

File # 1424.

Dep. of the Secretary of State
Office of the Custodian
Japanese Evacuation Sec.

R.C. No. 1.
Grand Forks, B.C.
Nov. 17/46.

Fujitaka Tabuchi.
Reg. # 12128.

EVACUATION SECTION	
Rec'd	NOV 21 1946
File No.	1424
Ans.	165
Referred	Bill

Dear Sirs;

I have been requested to send the
Certificate of Title # 116510 to you but
unfortunately I haven't in my hand.
Mr. H. W. W. of Oakville, Ont. has it and
I would like you to get from him. I'll be
waiting these matter to him so will you
kindly oblige to do so.

The liabilities (\$1500.00) to exceed the amount
of my credit balance of (\$42.28) I have been
paid the sum of (\$500.00) to Mr. S. Nakade and
if you are doubt of it you could ask this of
Mr. S. Nakade about that. So above mentioned
reason please send me the credit balance of \$42.28

I remain.

Yours truly,

P.S.

The address of Mr. Nakade is;
Shunichi Nakade
E. R. Dawson, Grand Forks, B.C.

F. Tabuchi

Mr. R. E. Bell,
Office of the Custodian

Nov 27 1946
Grand Forks B.C.

EVACUATION SECTION	
Rec'd. NOV 29 1946	
File No. 1424	
Ans.	
Referred	Bell

Dear Sir:

Re: Fujitake Takeuchi - Reg. No. 12128

as you mentioned in your letter
that the above evacuee ~~500.00~~ had a debt of
\$1500.00 due to me in connection with a boat
contract. It was true and I had it square
up when the custodian paid the full amount
of his boat to Mrs Takeuchi.

Hope this will clear his account
Thanking you I am,

Yours Truly
Wakade

1424.

Mailed 23/12/46
Ack 29/12/46

December 20th, 1946.

REGISTERED MAIL.

Mr. Fujitaka TAKEUCHI,
Registration No. 12128,
R. R. No. 1,
Grand Forks, B. C.

Dear Sir:

We are in receipt of your letter of the 16th instant asking for the remittance of the balance of your funds in Custodian's hands.

Your request has necessitated a review of your file, and for your information we give below a brief resume of our administration of your affairs.

As you know, the policies in regard to the management and subsequent liquidation of your property were decided upon by the Government of Canada, and while the problem was a difficult one for all concerned, we can assure you that it has been the aim of this office to carry out those policies in as careful and fair a manner as possible.

Real Property: The Grappler Creek, Bamfield, property (Cat. 504) in which you have a one-third interest, was sold (Sept. 22/44) for \$1100.00, a complete statement of the transaction being mailed to you on the 16th October, 1946.

Personal Property: Our records show practically all the chattels declared by you on Mar. 21/42 ("JP" form) to have been shipped to you. Some articles found on the premises (June 17/42) by our investigating agent were discarded as having no sale value, others being included in the sale of the real property, at separate appraised value, as per statement of your account.

Specified Articles: Your Fishing Vessel, the "Sea Flash" was requisitioned by the Navy, who paid \$2,950.00 for it, net proceeds (\$2,843.65) being paid to your wife, at your request, on Nov. 22/42.

Bills Receivable: Refund of transportation expenses connected with the delivery of the above vessel was recovered by this office and credited to your account in the sum of \$12.25.

Bonds, Shares, etc.: War Savings Certificates (\$25.00) declared by you remained in your possession and did not come under our administration.

Bank Accounts: You declared a balance of \$150.00 in an account with the Steveston branch of the Royal Bank of Canada. This remained under your control.

(Over)

Mr. Fujitaka TAKEUCHI.

Page 2.

December 20th, 1946.

Life Insurance: A Sun Life policy for \$1000.00 declared by you remained in your possession and did not come under our administration.

Liabilities: A debt of \$1500.00 declared by you was acknowledged (Nov. 27/46) by Creditor (Shinkichi NAKANE, File 9062) to have been settled by you. Your file discloses no evidence of any other liability.

Funds: The balance standing at the credit of your account at the present time is \$412.78, and in compliance with your request, referred to at the beginning of this letter, we enclose our cheque in your favour for this amount. This payment will leave no balance in your account, and as no further entries are expected it will be closed.

This would appear to account for all property of every kind left by you in the protected area which vested in the Custodian, and in order that you may confirm this, we enclose a stamped addressed envelope for your convenience.

Yours truly,

R. G. Bell,
Office of the Custodian.

RGB/P.
Encl. 2.